Karen Johnson Davidson County
Batch# 573457 DEEDWARR
02/12/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20210212-0020140

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $303,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2021.

Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Alicia Heslup and Ariana Heslup 101 Mill Springs Court Old Hickory TN 37138	New Owner	064-15-0A-006.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dewayne M. Hassell, Sr. and wife, Tekeiah M. Hassell**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Alicia Heslup, a single woman, and Ariana Heslup, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revision One, Section One, Plantation Walk, R8 & R20 Residential P.U.D. of record in Plat Book 7900, Page 697, corrected in Book 9432, Page 449, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Dewayne M. Hassell, Sr. and wife, Tekeiah M. Hassell by Warranty Deed from Andrew Bradley and Colette Bradley, married, dated 8/21/2015 and recorded 8/24/2015 in Instrument No. 20150824-0085258, Register's Office for Davidson County, Tennessee. Power of Attorney for Andrew Bradley of record in Instrument No. 20150824-0085257, said Register's Office

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9231, Page 719, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 9315, Page 723, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Boundary Plat of record in Book 7900, Page 625, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Book 9356, Page 959 and Book 9782, Page 720, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Book 11125, Page 430, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record in Book 11125, Page 230, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Book 7900, Page 697, as corrected in Book 9432, Page 449, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 101 Mill Springs Ct., Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8th day of February, 2021.

Dewayne M. Hassell, Sr.

Tekeiah M. Hassell

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Dewayne M. Hassell, Sr. and Tekeiah M. Hassell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of February, 2021.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021
Notary's Seal (if on paper)

